001.0	0002	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,700 / 878,700
					USE VALUE:	878,700 / 878,700
					ASSESSED:	878,700 / 878,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALTA MICHAEL C/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	5 CAYUGA RD
Street 2:	
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	MALTA MICHAEL C -
Owner 2:	LIFE ESTATE -
Street 1:	60 PATRICK ROAD
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	441,600	5,100	432,000	878,700
Total Card	0.092	441,600	5,100	432,000	878,700
Total Parcel	0.092	441,600	5,100	432,000	878,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.43 /Parcel: 366.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 670
GIS Ref
GIS Ref
Insp Date 08/25/17

!66!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	441,600	5100	4,000.	432,000	878,700		Year end	12/23/2021
2021	104	FV	421,300	5100	4,000.	432,000	858,400		Year End Roll	12/10/2020
2020	104	FV	421,400	5100	4,000.	432,000	858,500	858,500	Year End Roll	12/18/2019
2019	104	FV	326,100	5100	4,000.	459,000	790,200	790,200	Year End Roll	1/3/2019
2018	104	FV	326,100	5100	4,000.	334,800	666,000	666,000	Year End Roll	12/20/2017
2017	104	FV	305,600	5100	4,000.	291,600	602,300	602,300	Year End Roll	1/3/2017
2016	104	FV	305,600	5100	4,000.	248,400	559,100	559,100	Year End	1/4/2016
2015	104	FV	271,900	5100	4,000.	243,000	520,000	520,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:57:30

LAST REV

Date	Time
09/22/17	08:42:15
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 66

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALTA MICHAEL C	1320-25		6/16/2015	Estate/Div		No	No		
MANGIONE JOSEPH	1320-25		5/17/2006	Family	1	No	No		
MANGIONE JOSEPH	1177-386		9/10/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	372	PATRIOT
10/14/1999	Inspected	267	PATRIOT
9/22/1999	Measured	163	PATRIOT
9/22/1999	Mailer Sent		
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08786488
Const Adj.:	0.98490196
Adj $ / SQ:	192.859
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640001
Depreciation:	198400
Depreciated Total:	441600

COMMENTS

1 APT HEATED BY GAS, 1-OIL; PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

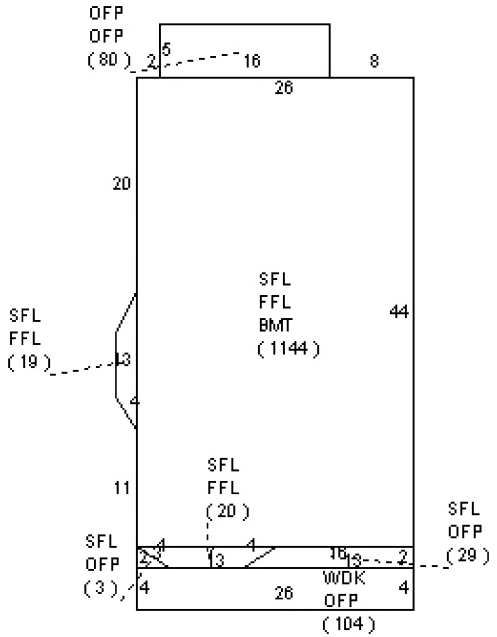
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	192.860	234,324
FFL	First Floor	1,183	192.860	228,152
BMT	Basement	1,144	57.860	66,189
OFP	Open Porch	296	21.740	6,435
WDK	Deck	104	15.380	1,599

Net Sketched Area:	3,942	Total:	536,699
Size Ad	2398	Gross Area	3942	FinArea	2398
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	192.86
Special Features:	0	Val/Su Net:	112.02
Final Total:	441600	Val/Su SzAd	184.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100